

My commission expires April 20, 1925. (Seal) Jean C. Flynn, Notary Public.

Filed for record in Tulsa, Tulsa County, Oklahoma, Oct. 11, 1923, at 11:00 o'clock A.M. and recorded in Book 479, Page 233.

By Brady Brown, Deputy. (Seal)

O. G. Weaver, County Clerk.

241933 C.M.J.

TREASURER'S ENDORSEMENT OKLAHOMA REAL ESTATE MORTGAGE.

I hereby certify that I received \$7.50 and issued Receipt No. 11919 the sum in payment of mortgage tax on the within mortgage.

Dated this 11 day of Oct. 1923
W. W. Shackley, County Treasurer

H. Iverson, his wife of Tulsa County, Oklahoma, hereinafter mentioned as first party
Deputy

(whether one or more than one), and Leonard & Braniff, a corporation, hereinafter mentioned as second party.

THIS INDENTURE, Made this 25th day of September in the year One Thousand Nine Hundred and twenty-three, by and between Peter M. Iverson and Marie

WITNESSETH, the first party has mortgaged and does hereby mortgage to the second party, its successors and assigns, the following described real property and premises situate in Tulsa County, State of Oklahoma, to-wit:

Lots Six (6) and Seven (7) in Block Four (4) of Pouder & Pomeroy Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the Recorded Plat thereof, and the following described property, to-wit:

Beginning at the Southeast corner of said Lot Seven (7), Block Four (4) in the Pouder and Pomeroy Addition to Tulsa, Oklahoma, and running from thence South, parallel with Denver Avenue, a distance of Twenty-five (25) feet from thence West at Right Angles with said Denver Avenue, a distance of One Hundred Thirty-nine (139) feet to the Alley, thence North, parallel with said Denver Avenue, a distance of Twenty-five (25) feet; thence East at right angles with said Denver Avenue, a distance of One Hundred Thirty-nine (139) feet to the point of beginning, said property being designated on the plat of said The Pouder & Pomeroy Addition as "Reserve"; premises now being known as 1152 N. Denver Ave.

together with all improvements thereon and appurtenances thereunto belonging or in anywise appertaining, and warrants the title to the same.

This mortgage is given to secure the performance of the covenants hereof and the payment of the principal sum of Seventy-five Hundred and No/100 (\$7500.00) Dollars, according to the terms and at the times and in the manner provided in one promissory note, made and executed by the first party to the order of the second party herein, bearing even date herewith with interest thereon from the date thereof at the rate of six per centum per annum, payable annually, which interest is evidenced by coupons thereto attached, which principal sum is payable in installments and on the dates as therein specified with the privilege of partial payments prior to maturity in accordance with the stipulations therein.

It is expressly agreed and understood by and between the parties hereto that this mortgage is a first lien upon the said premises and that the first party will pay said principal and interest at the time and in the manner provided in said notes and that the first party will pay all taxes and assessments against said land immediately upon the same becoming due and will not commit or permit any waste upon said premises; that the buildings or other improvements thereof shall be kept in good repair and shall not be destroyed or removed without the consent of the second party or its assigns; and the first party agrees to keep said premises unceasingly insured during the life of this mortgage against fire, lightning, and tornado, for not less than Seventy-Five Hundred and No/100 dollars, in form and companies satisfactory to second party or its assigns, and that all policies for such insurance and any insurance now or hereafter written covering said premises shall be immediately after the execution thereof delivered to the second party or its assigns, and all policies covering expired insurance shall be delivered to second party or its assigns at least thirty days before the expiration date of such expiring insurance, all of such policies to have mortgage clause of a form satisfactory to second party or its assigns attached. If the title to said premises be transferred, the second party or its assigns